

www.jeffreygross.co.uk

Ryder Street

PONTCANNA

CARDIFF

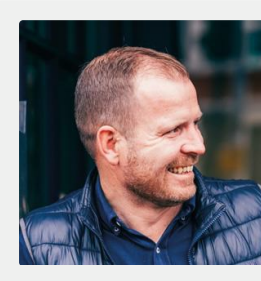
VALE

CAERPHILLY

BRISTOL



Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk

Unique Pontcanna home with an excellent basement conversion and off road parking! one not to be missed.

Comments by the Homeowner



17, Ryder Street, Pontcanna, CF11 9BS

Total Area: 206.4 m² ... 2222 ft²

All measurements are approximate and for display purposes only



Ryder Street

Pontcanna, Cardiff, CF11 9BS

Asking Price

£750,000



5 Bedroom(s)



2 Bathroom(s)



2222.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Nestled in the charming area of Pontcanna, Ryder Street presents a splendid mid-terrace house that beautifully combines original features with modern living. Spanning an impressive 2,221 square feet, this property offers ample space for families or those who enjoy entertaining.

Upon entering, you will be greeted by three 3 inviting reception rooms, each exuding character and warmth, perfect for both relaxation and social gatherings. The house boasts five well-proportioned bedrooms, providing plenty of room for family members or guests. The two bathrooms, along with a convenient downstairs WC, ensure that morning routines and guest visits are effortlessly accommodated.

One of the standout features of this home is the converted basement, which adds valuable extra space that can be tailored to your needs, whether as a playroom, home office, or additional storage. The property is packed full of original features, which lend a unique charm and character that is often sought after in homes of this era.

For those with vehicles, the property offers off-road parking for one vehicle, accessible via a lane, ensuring convenience in this bustling neighbourhood.

Ryder Street is ideally located, providing easy access to local amenities, parks, and the vibrant community that Pontcanna is known for. This delightful home is a rare find, offering a perfect blend of space, character, and modern convenience. Do not miss the opportunity to make this exceptional property your own.

CARDIFF

VALE

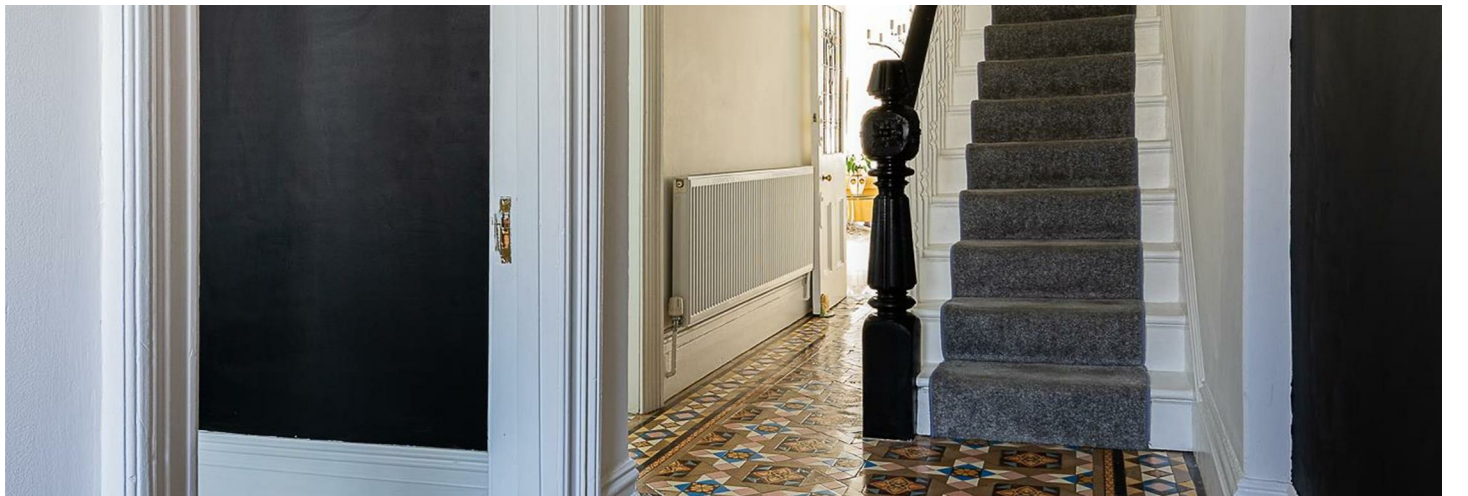
CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Entrance Porch	Master Bedroom 16'9" x 14'7" (5.11m x 4.45m)	Tenure
Hallway 5'6" x 21'7" widest (1.69m x 6.60m widest)		We are informed by our client that the property is freehold, this is to be confirmed by your legal advisor.
Bay fronted Living Room 12'3" x 14'7" into bay (3.74m x 4.45m into bay)	Bedroom Two 10'11" x 12'0" (3.34m x 3.68m)	Council Tax
Dining Room 10'10" x 12'0" (3.31m x 3.68m)	Family Bathroom 7'5" x 15'1" (2.28m x 4.62m)	Band - G
Open Plan Kitchen / Living Area 29'0" x 13'3" (8.84m x 4.06m)	Bedroom Three 10'9" x 9'10" (3.28m x 3m)	School catchments
To the lower level	To the Second Floor	My English medium primary catchment area is Severn Primary School (year 2024-25)
Basement room 12'5" x 14'8" (3.80m x 4.48m)	Bedroom Four 10'10" x 7'2" (3.32m x 2.19m)	My English medium secondary catchment area is Fitzalan High School (year 2024-25)
Downstairs WC 8'1" x 3'10" (2.48m x 1.18m)	Bathroom Two 6'8" x 4'7" (2.05m x 1.42m)	My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)
To the first floor	Bedroom Five 16'9" x 11'11" (5.11m x 3.64m)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
	Garden	
	Sun trap and low maintenance garden that benefits electric roller shutter door, hard standing and off road parking	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

